

# \$520,900 - 750 Wolf Willow Boulevard Se, Calgary

MLS® #A2270500

**\$520,900**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

JANUARY COMPLETION \*\*\* LUXURIOUS STREET TOWN \* NO CONDO FEES \* DOUBLE CAR GARAGE \* SIDE ENTRY DOOR \* FULLY LANDSCAPED \* DECK \* WINDOW COVERINGS \* UPGRADED FINISHINGS \* Wonderful home located within a 5 minute walk to the Bow River where nature is right at your back door! As you enter this "open concept floor plan", the first features you'll see are the gorgeous wide plank floors, the 9 foot high ceilings, a cozy fireplace and elegant metal railing on the staircase. The spacious living room allows for casual family gatherings or a fun movie night. The dining room is located in the middle of the home and has the capacity to fit a large dining room table. The kitchen is at the REAR of the home and has an island with eating bar, a pantry, quartz countertops, Slim Line lighting and pendant lighting. The mudroom has a bench and hooks for jackets. The upper floor has a huge primary bedroom that has a walk in closet and a 4 piece ensuite bathroom which includes a 5 ft. wide TILED shower and 2 sinks. The 2 spare bedrooms are at the back of the home where you'll also find a 4 piece bathroom. The laundry room is on the upper floor as well. There's also a Tech space for a desk at the top of the stairs. The basement is unfinished but has plumbing rough-ins for a bathroom, laundry facilities and a bar sink. As you enter the backyard from the mudroom a 100 square foot deck is there to get your future backyard plans started. We have provided a



rough-in gas line for your BBQ here. To get you out of Calgary's long winters, a double car garage is waiting for you! Grass will be provided for both the front yard and the back. Energy saving components are triple pane windows, a 96% high efficient furnace, LED lighting, a high end Air Filtration System ( HRV ) and a ECOBEE SMART thermostat that's an "all in one Smart Device. There's a shallow concrete swale in the backyard for drainage. Pictures are representative. Not all components in the pictures are included. Pictures are of a showhome but not the exact home. Builder's representative will clarify all details prior to a contract being written. RMS measurements taken from Builder's blueprints.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2270500      |
| Price          | \$520,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,425         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 750 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |

Postal Code T2X 5R4

## Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

## Interior

Interior Features Bathroom Rough-in, Break  
Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No  
Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In  
Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,  
Washer/Dryer  
Heating High Efficiency, Forced Air, Humidity Control, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Mantle  
Has Basement Yes  
Basement Full

## Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed November 12th, 2025  
Days on Market 8  
Zoning R-GM

## Listing Details

Listing Office MaxWell Canyon Creek



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